



17 Mallards Reach, Weybridge, Surrey, KT13 9HQ
Guide Price £359,950 Leasehold



IMMACULATELY PRESENTED, STYLISH AND SPACIOUS APARTMENT IN A POPULAR RESIDENTIAL LOCATION, WITHIN EASY REACH OF LOCAL AMENITIES AND RAIL STATION

**Open plan accommodation - Living room - Dining room - Fully fitted kitchen with integrated appliances - 2 double bedrooms
Bathroom - Communal reception hall - Private reception hall with cloaks cupboard and storage space - Garage - Off-road parking
Council Tax Band: D - Lease: 210 years (from 1978, expiring 23/6/2188) - Service Charges: £1,112.31 per 6 months**

We're delighted to offer for sale this immaculately presented and stylish ground floor apartment, which is elevated to the rear, and offers wonderfully bright and spacious open plan living. The living room and dining room, although open plan, is clearly defined. A glazed door opens to a Juliet balcony and allows the light to flood the room. The impressive kitchen is fully fitted with white gloss fronted wall and base units, built-in oven, electric hob, extractor hood and dishwasher, and porcelain tiled flooring.

There are two double bedrooms with the main bedroom benefiting from a large built-in wardrobe and additional storage. The second bedroom, currently being used as an office, also has storage/hanging space. The bathroom is fully tiled with a white suite incorporating an integrated shower over the bath and a glass screen. The large, quiet and secluded communal garden offers private access to Broadwater Lake, one of the area's most picturesque locations.

WEYBRIDGE

Walton rail station with regular fast services to London Waterloo (approximately 25 minutes)

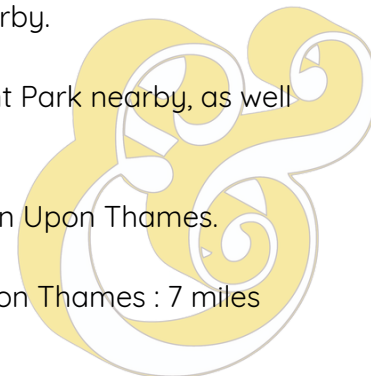
A3 a short driving distance providing access to London, the M25 and the motorway network with easy access to both Heathrow and Gatwick airports.

Excellent choice of schools including St George's College as well as ACS International School and Feltonfleet nearby.

Leisure amenities include David Lloyd and Bannatyne health clubs, Oatlands Park Hotel, Painshill Park, Cobham Mill and Claremont Park nearby, as well as easy access to the River Thames and its riverside walks.

An extensive range of high street names and department stores, as well as further shopping outlets in Guildford and Kingston Upon Thames.

Cobham : 3 miles • Walton on Thames : 1.5 miles • Esher : 4.5 miles • Guildford : 13 miles • Central London : 24 miles • Kingston Upon Thames : 7 miles
Central London : 24 miles • Gatwick : 34 miles • Heathrow : 16 miles (all distances are approximate)

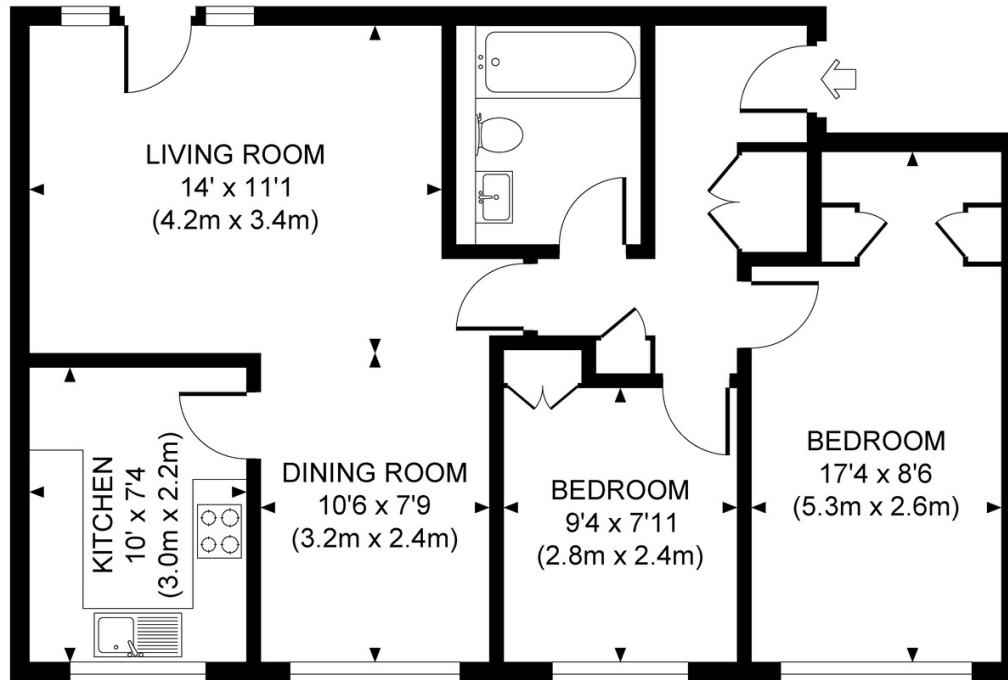








Approximate Gross Internal Area
 677 sq ft / 62.9 sq m



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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